

Government Land Standing Advisory Committee

Information Sheet – August 2016

Site: 510 Swan Street, Richmond

Proposal

The Department of Education and Training (DET) is the owner of 510 Swan Street, Richmond. DET has determined the site is surplus and no longer required for educational purposes. The site is currently leased to the City of Yarra and used for netball facilities.

DET has requested that the site be rezoned from a **Public Park and Recreation Zone** to a **Commercial 1 Zone** and that a **Development Plan Overlay** be applied.

The site has two existing overlays, which will also be retained; **Design and Development Overlay – Schedule 2 (Main Roads and Boulevards)** and **Design and Development Overlay – Schedule 5 (City Link Exhaust Stack Environs)**.

The Minister for Planning has referred the proposal to the Government Land Standing Advisory Committee (the Advisory Committee) to assess and make a recommendation on proposed changes to the planning provisions. The Advisory Committee is made up of planning and development experts who provide independent advice to the Minister for Planning.

You are invited to make a written submission so that your views on the proposal can be considered by the Advisory Committee. The Advisory Committee will also hold Public Hearings.

All local residents, land owners, servicing authorities, the local council and other interested parties are also able to make a submission.

Site Details

The site is approximately 5540 square metres and is mostly flat. It currently accommodates four netball/tennis courts and is located in a well-established mixed use area consisting of residential, business, industrial land uses and excellent transport access.



Background

The Victorian Government is committed to providing a world class education system and appropriate housing for some of our most vulnerable Victorians. One of the ways to do this is by getting the best use of our existing land assets.

A new secondary school is being delivered by the Victorian Government in Richmond, with stage one to open by the commencement of the 2018 school year. As part of the school planning, the Director of Housing and DET have identified that each owns a parcel of land in Richmond that can be better utilised to deliver services:

- 280 Highbury Street, owned by the Director of Housing; and
- 510 Swan Street, owned by DET.

It is proposed a 'land swap' occur, which would provide an additional site for the new secondary school (Highbury Street) and a new mixed use development that may include social housing (Swan Street). This will enable the best locations possible for both the new schools precinct – which will be able to offer a range of educational and sporting facilities in the one location, and new housing options.



KEY DATES

Exhibition starts: 22 August 2016

Information Session: 6.30pm, Tuesday 6 September 2016, Hearing Room 2, 1 Spring Street, Melbourne

Exhibition closes: 5pm, Friday 30 September 2016

Public Hearings: Late October 2016

Advisory Committee report submitted to Minister for Planning: November 2016

MORE INFORMATION

Copies of the current and proposed planning scheme provisions can be found at:
www.delwp.vic.gov.au/fast-track-government-land

Making changes to a planning scheme

A planning scheme is a statutory document which sets out objectives, policies and provisions for the use, development and protection of land. It regulates the use and development of land through planning provisions to achieve those objectives and policies. Each municipality in Victoria has its own planning scheme.

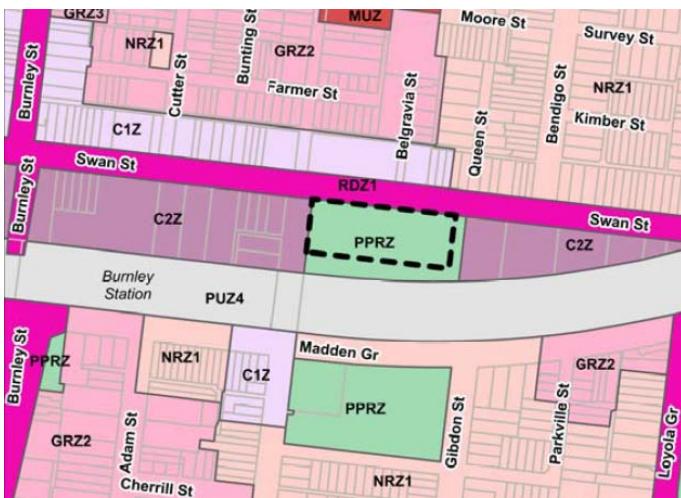
Zones indicate the primary character of the land, whether it is residential, industrial or rural, and determine the types of uses that may occur in that zone. Some local areas have special planning controls (known as overlays), to address issues such as areas of significant vegetation or special heritage significance. These controls are in addition to the zone controls and ensure that important aspects of the land are recognised.

Requested planning scheme changes for the site

DET has requested the following changes to the planning provisions for 510 Swan Street, Richmond:

Site: 510 Swan Street, Richmond		
	Current	Proposed
Zoning:	Public Park and Recreation Zone	Commercial 1 Zone (new)
Overlays and other provisions:	Design and Development Overlay – Schedule 2 (Main Roads and Boulevards) Design and Development Overlay – Schedule 5 (City Link Exhaust Stack Environs)	Design and Development Overlay – Schedule 2 (Main Roads and Boulevards) Design and Development Overlay – Schedule 5 (City Link Exhaust Stack Environs) Development Plan Overlay (new)

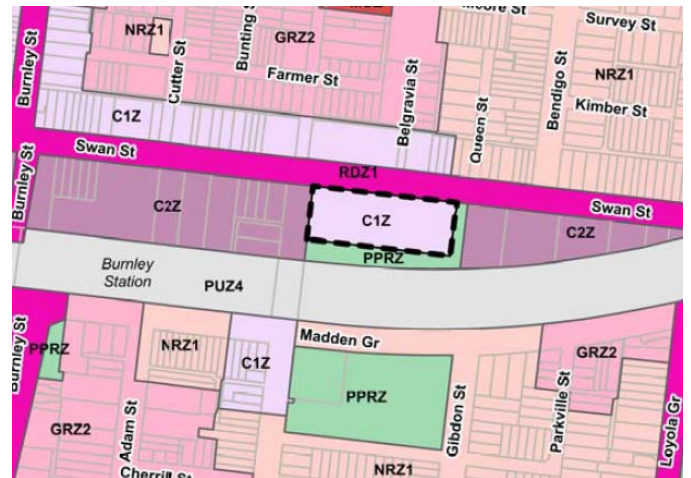
Current Zoning



Public Park and Recreation Zone: The purpose of the Public Park and Recreation Zone (PPRZ) is to recognise areas that provide public recreation and open space and to protect and conserve areas of significance where appropriate.

The current zoning reflects the use of the site for public recreation and open space. Traditionally sites owned by DET would be zoned a Public Use Zone to reflect its education purpose.

Proposed Zoning



Commercial 1 Zone: The purpose of the Commercial 1 Zone (C1Z) is to create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses, and to provide for residential uses at densities complementary to the role and scale of the commercial centre.

Existing and Proposed Overlays

The site has two existing overlays, which will be retained; Design and Development Overlay – Schedule 2 (Main Roads and Boulevards) and Design and Development Overlay – Schedule 5 (City Link Exhaust Stack Environs). No changes are proposed to the two existing overlays as part of this proposal.

It is proposed that a new Development Plan Overlay (DPO) be applied on the site.

Development Plan Overlay: The DPO requires that a ‘master plan’ be approved for the site before a planning permit is issued. The overlay requires issues such as density, design and traffic impacts to be considered in an integrated way. There are no third party appeal rights for a proposal that accords with an approved Development Plan. The DPO requires the draft Development Plan be placed on public exhibition for comment. The Development Plan is approved by the Responsibility Authority, which is usually the local council.

Government Land Standing Advisory Committee

The Minister for Planning established the Government Land Standing Advisory Committee (the Advisory Committee) to provide expert advice and recommendations on changes to planning provisions for government land. The Advisory Committee comprises independent experts in statutory and strategic planning, land development, economics and social and environmental issues.

The aim of the Advisory Committee is to provide a consistent, transparent and timely process for the consideration of changes to planning scheme provisions of government land. Matters that must be addressed by the Advisory Committee in its report to the Minister for Planning are set out in the Terms of Reference, which can be found at:

www.delwp.vic.gov.au/fast-track-government-land

Referral of a site to the Advisory Committee

The Minister for Planning has referred the proposal to the Advisory Committee for its consideration. The Advisory Committee will visit the site during its deliberations.

The Advisory Committee will host a public information session at 6.30pm, Tuesday 6 September 2016, at Hearing Room 2, 1 Spring St, Melbourne. The public information session will provide an opportunity to ask questions about the Advisory Committee process and timing.

Have your say

The proposed changes for 510 Swan Street, Richmond are now open for public comment. All land owners, occupiers and other interested stakeholders are invited to make a written submission on the proposed changes to the planning provisions for the site. **Written submissions are due by Friday 30 September 2016.**

Submissions must be made online at:

www.delwp.vic.gov.au/fast-track-government-land

Submissions must be directed to the Advisory Committee through Planning Panels Victoria. All submissions are treated as public documents.

Submissions can address any matter the submitter considers relevant, including whether the proposal is supported or objected to or if an alternative zone or overlay may be appropriate. It is outside the scope of the Advisory Committee to consider whether a site should be surplus or not. The Advisory Committee cannot consider the use of alternative public land zones, unless specifically requested by the Fast Track Government Land Service.

Public Hearings

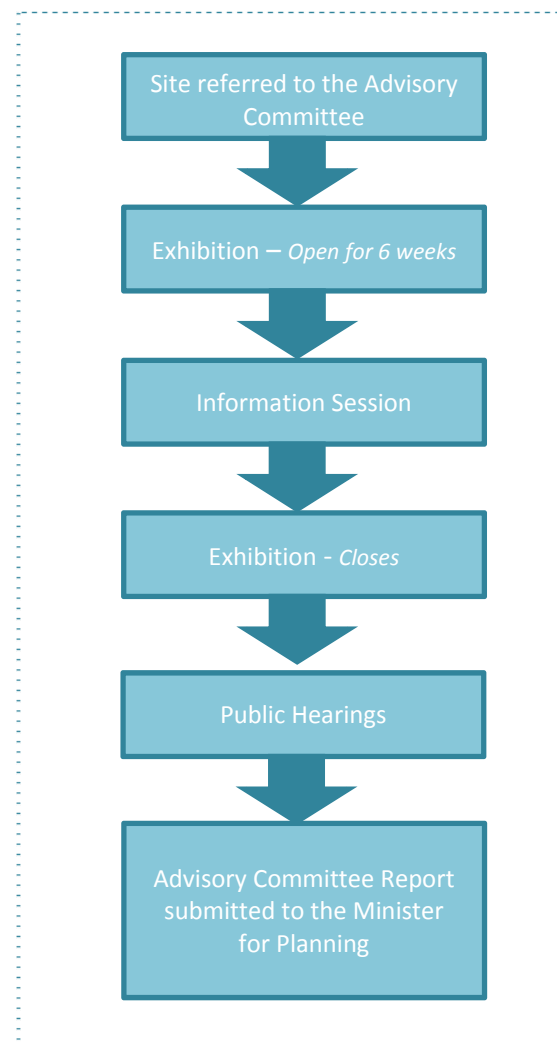
You can also make a verbal presentation at the Public Hearing that will be held by the Advisory Committee. The Public Hearings will be held in late October 2016.

If you would like to make a presentation at the Public Hearing, you must make a written submission and complete the relevant section of the online form by Friday 30 September 2016.

What will the Advisory Committee do?

The Advisory Committee will take into account all submissions (written and verbal) before making a recommendation to the Minister for Planning. The Advisory Committee has 20 business days from the last day of the Public Hearing to submit their report and recommendations to the Minister.

Key steps in the Advisory Committee process



After the Advisory Committee reports

The Minister for Planning will consider the recommendations of the Advisory Committee and make the final decision on the proposed changes to the planning provisions for the site.

Where can I get more information?

An information pack has been prepared that provides more detailed information about the proposed changes to the planning provisions on the site. The information pack includes:

- A planning report which provides details on the site and why the proposed planning provisions were selected.
- Planning provisions - which provide information on the current and proposed planning provisions (zones and overlays).
- Submissions - information on how to make a written submission or request to be heard at the Public Hearings.

The information pack is available on-line at:

www.delwp.vic.gov.au/fast-track-government-land

Hard copies of the information pack are also available for viewing at your local council office:

- Richmond Town Hall, 333 Bridge Road, Richmond.

Fast Track Government Land Service

The Fast Track Government Land Service has been established to provide a consistent and transparent process to facilitate changes to planning provisions for government land. Land owning departments and agencies can request to have changes to the planning provisions of their sites through this new service. Fast Track Government Land Service is administered by the Department of Environment, Land, Water and Planning.

Surplus Government Land

Why does government owned land become surplus?

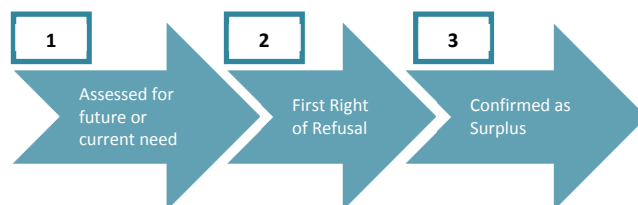
The Victorian Government is a major land holder in the state. Its significant portfolio of land assets, including schools and health facilities, is regularly reviewed to ensure efficient service delivery to communities. Any land that is no longer required for current or future service delivery must be sold.

Selling government land provides a direct benefit to the community by generating funds to:

- Reinvest in new infrastructure such as schools, hospitals and public transport.
- Reduce the cost of government services and deliver more services.
- Eliminate unnecessary expenditure on maintenance and security services on vacated sites.
- Provide for the renewal of sites no longer required.

Regular review of Government land assets

There is a three step process for regularly reviewing land assets:



Each government land holding agency must regularly review its land holdings to determine whether the land is required for future or current need. Land no longer required by the landholding body is first offered to other State, local and Commonwealth government authorities who have a first right of refusal to purchase the land for a government or community purpose. Through this process, other government bodies can consider if they need the site to meet their current or future needs.

If no purchaser is identified as part of this 'first right of refusal process' the site is determined to be surplus and sold. For more information, see the *Victorian Government Landholding Policy and Guidelines* section at www.delwp.vic.gov.au/fast-track-government-land

Further Information

If you have questions about the site and the selection of the proposed planning provisions, please contact the Department of Education and Training on (03) 9637 3096 or email mills.geoffrey.f@edumail.vic.gov.au

If you have questions about the Advisory Committee process, please contact Planning Panels Victoria on (03) 9223 5317 or email planning.panels@delwp.vic.gov.au

All other questions should be directed to the Fast Track Government Land Service on (03) 9094 8473 or email ftgl.service@delwp.vic.gov.au

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